## Site 1: 24 Cannock Way, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 24 Cannock Way, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449955 |
| **Northing** | 333229 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0713/0046 |
| **Planning application type** | Full |
| **Lapse date** | 27.08.2016 |
| **Type of development** | Subdivision |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any planning constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 7: Former Long Eaton Ambulance Station, Briar Gate

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former Long Eaton Ambulance Station, Briar Gate |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447696 |
| **Northing** | 334459 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 15 |
| **Site area (hectares)** | 0.315ha |
| **Density** | 47.61 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0311/0028 |
| **Planning application type** | Full |
| **Lapse date** | 12.05.2014 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any planning constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 15 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 8 |
| **2023-24** | 7 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 9: Gas Street Industrial Estate & Cross Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Gas Street Industrial Estate & Cross Street |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Unparished |
| **Easting** | 448090 |
| **Northing** | 336636 |
| **Existing use** | Industrial premises and associated car park |
| **Surrounding land use(s)** | Residential, watercourses (Erewash Canal & River Erewash) and open space |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 53 |
| **Site area (hectares)** | 1.1ha |
| **Density** | 48.18 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0920/0050 |
| **Planning application type** | Pending |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | Whilst the site does not currently benefit from planning permission (an application is currently being determined), the Borough Council are currently finalising details of a s106 agreement with the applicants and there is a willingness to approve housing on this site. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | As described in the constraints section, discussions to finalise a s106 are currently occuring and it is envisaged that the application is to be determined and approval granted imminently. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 53 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 28 |
| **2025-26** | 25 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 10: Land adj. to Bridge St & Erewash Canal

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land adj. to Bridge St & Erewash Canal |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448742 |
| **Northing** | 334375 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 12 |
| **Site area (hectares)** | 0.2ha |
| **Density** | 60 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0819/0039 |
| **Planning application type** | Full |
| **Lapse date** | 04.10.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any planning constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 4 |
| **Units remaining as at March 31st 2022** | 8 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 8 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 11: Land to the rear of 547 Tamworth Road, Sawley, Derbyshire

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the rear of 547 Tamworth Road, Sawley, Derbyshire |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 447837 |
| **Northing** | 331794 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1216/0033 |
| **Planning application type** | Full |
| **Lapse date** | 06.03.2020 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any planning constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 16: Sandford Works, 53 Cobden Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Sandford Works, 53 Cobden Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449046 |
| **Northing** | 333130 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.045ha |
| **Density** | 66.66 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0518/0018 |
| **Planning application type** | Full |
| **Lapse date** | 06.09.2021 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 20: 73-75 Main Street, Long Eaton, Derbyshire, NG10 1GW

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 73-75 Main Street, Long Eaton, Derbyshire, NG10 1GW |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449422 |
| **Northing** | 333407 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.011ha |
| **Density** | 87.71 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0817/0064 |
| **Planning application type** | Full |
| **Lapse date** | 02.03.2021 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 21: 255 Tamworth Road, Long Eaton, Derbyshire, NG10 1AS

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 255 Tamworth Road, Long Eaton, Derbyshire, NG10 1AS |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448580 |
| **Northing** | 332692 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.029ha |
| **Density** | 33.44 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0617/0017 |
| **Planning application type** | Full |
| **Lapse date** | 28.07.2020 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 23: 123-125 Derby Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 123-125 Derby Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448692 |
| **Northing** | 333933 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.024ha |
| **Density** | 125 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0117/0009 |
| **Planning application type** | Full |
| **Lapse date** | 13.02.2020 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 26: 27-29 Station Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 27-29 Station Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449576 |
| **Northing** | 333506 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.012ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0122/0010 |
| **Planning application type** | Full |
| **Lapse date** | 25.02.2025 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 27: 10-12 Gibb Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 10-12 Gibb Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449283 |
| **Northing** | 333440 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.035ha |
| **Density** | 169.0 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0119/0039 |
| **Planning application type** | Full |
| **Lapse date** | 13.05.2022 |
| **Type of development** | New build and subdivision |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 29: The Old Stables, 2a Westminster Avenue, Sandiacre

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | The Old Stables, 2a Westminster Avenue, Sandiacre |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 448066 |
| **Northing** | 336396 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.024ha |
| **Density** | 200 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0718/0051 |
| **Planning application type** | Full |
| **Lapse date** | 29.05.2022 |
| **Type of development** | Change of use and demolition to create new build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 32: 2 Petersham Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 2 Petersham Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447550 |
| **Northing** | 334220 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.02ha |
| **Density** | 50 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0519/0009 |
| **Planning application type** | Full |
| **Lapse date** | 24.06.2022 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 38: Land north west of 31 Cornwall Drive, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north west of 31 Cornwall Drive, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450211 |
| **Northing** | 333755 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.026ha |
| **Density** | 38.22 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0719/0013 |
| **Planning application type** | Full |
| **Lapse date** | 04.09.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 39: 39 Wharfedale Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 39 Wharfedale Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 447313 |
| **Northing** | 332571 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.006ha |
| **Density** | 156.2 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0819/0004 |
| **Planning application type** | Prior notification |
| **Lapse date** | 12.09.2022 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 43: Car and Lorry Park, Bridge Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Car and Lorry Park, Bridge Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448742 |
| **Northing** | 334375 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 12 |
| **Site area (hectares)** | 0.197ha |
| **Density** | 60.82 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0819/0039 |
| **Planning application type** | Full |
| **Lapse date** | 04.10.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 4 |
| **Units remaining as at March 31st 2022** | 8 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 4 |
| **2023-24** | 4 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 46: 40 Laurel Crescent, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 40 Laurel Crescent, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448188 |
| **Northing** | 332835 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.049ha |
| **Density** | 20.40 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0919/0046 |
| **Planning application type** | Full |
| **Lapse date** | 20.11.2022 |
| **Type of development** | New build and subdivision |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 47: Eaton Court, High Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Eaton Court, High Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449421 |
| **Northing** | 333498 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 22 |
| **Site area (hectares)** | 0.12ha |
| **Density** | 183.3 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0819/0051 |
| **Planning application type** | Full |
| **Lapse date** | 20.12.2022 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 22 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 12 |
| **2023-24** | 10 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 48: 12 Grange Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 12 Grange Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450008 |
| **Northing** | 333833 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.021ha |
| **Density** | 50 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0919/0032 |
| **Planning application type** | Outline |
| **Lapse date** | 06.12.2022 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 51: 78 Parkside Avenue, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 78 Parkside Avenue, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447991 |
| **Northing** | 333720 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.122ha |
| **Density** | 8.169 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1019/0045 |
| **Planning application type** | Outline |
| **Lapse date** | 16.01.2023 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 52: Joshua House, West Gate, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Joshua House, West Gate, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449346 |
| **Northing** | 333415 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 13 |
| **Site area (hectares)** | 0.044ha |
| **Density** | 295.4 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0118/0043 |
| **Planning application type** | Full |
| **Lapse date** | 11.02.2023 |
| **Type of development** | New build, subdivision and change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 13 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 7 |
| **2024-25** | 6 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 53: 272 College Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 272 College Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448090 |
| **Northing** | 334915 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.026ha |
| **Density** | 188.6 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0719/0036 |
| **Planning application type** | Full |
| **Lapse date** | 17.02.2023 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 64: 203 Tamworth Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 203 Tamworth Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448717 |
| **Northing** | 332897 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.047ha |
| **Density** | 21.22 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0220/0024 |
| **Planning application type** | Full |
| **Lapse date** | 21.05.2023 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 71: Land west of 206 Draycott Road, Sawley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of 206 Draycott Road, Sawley |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 446691 |
| **Northing** | 332146 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.118ha |
| **Density** | 16.93 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1119/0037 |
| **Planning application type** | Full |
| **Lapse date** | 18.06.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 72: Land west of 94 Longmoor Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of 94 Longmoor Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447467 |
| **Northing** | 334962 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.068ha |
| **Density** | 14.70 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0620/0002 |
| **Planning application type** | Outline |
| **Lapse date** | 21.07.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 73: Land north east of 275 Bostocks Lane, Sandiacre

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north east of 275 Bostocks Lane, Sandiacre |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Sandiacre |
| **Easting** | 447345 |
| **Northing** | 335134 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.005ha |
| **Density** | 200 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0620/0013 |
| **Planning application type** | Full |
| **Lapse date** | 27.07.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 75: Former Brittania and Portland Mills, Bennett Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former Brittania and Portland Mills, Bennett Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448588 |
| **Northing** | 334515 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 109 |
| **Site area (hectares)** | 1.86ha |
| **Density** | 58.60 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0120/0069 |
| **Planning application type** | Reserved matters |
| **Lapse date** | 13.08.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 109 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 40 |
| **2023-24** | 35 |
| **2024-25** | 34 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 79: St John Ambulance, St Johns Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | St John Ambulance, St Johns Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448907 |
| **Northing** | 333073 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.075ha |
| **Density** | 66.31 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0420/0024 |
| **Planning application type** | Full |
| **Lapse date** | 13.08.2023 |
| **Type of development** | New build and subdivision |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 3 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 80: Suite A, Above 7-13 High Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Suite A, Above 7-13 High Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449397 |
| **Northing** | 333472 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.045ha |
| **Density** | 132.1 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0620/0057 |
| **Planning application type** | Full |
| **Lapse date** | 17.08.2023 |
| **Type of development** | Change of use and new build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 81: Parklands Connexion, Stanhope Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Parklands Connexion, Stanhope Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448783 |
| **Northing** | 333821 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 13 |
| **Site area (hectares)** | 0.079ha |
| **Density** | 163.9 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0819/0012 |
| **Planning application type** | Full |
| **Lapse date** | 09.09.2023 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 13 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 7 |
| **2024-25** | 6 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 82: Land west of 103-109 Collingwood Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of 103-109 Collingwood Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449020 |
| **Northing** | 332549 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 7 |
| **Site area (hectares)** | 0.169ha |
| **Density** | 41.39 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0320/0035 |
| **Planning application type** | Full |
| **Lapse date** | 05.10.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 7 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 4 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 84: 4 Haslemere Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 4 Haslemere Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447910 |
| **Northing** | 333778 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1121/0053 |
| **Planning application type** | Reserved matters |
| **Lapse date** | 13.11.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 87: 111 Nottingham Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 111 Nottingham Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450125 |
| **Northing** | 333968 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 10 |
| **Site area (hectares)** | 0.159ha |
| **Density** | 62.57 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0520/0010 |
| **Planning application type** | Full |
| **Lapse date** | 03.12.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 2 |
| **Units remaining as at March 31st 2022** | 8 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 4 |
| **2023-24** | 4 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 89: 354 Tamworth Road, Sawley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 354 Tamworth Road, Sawley |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 447240 |
| **Northing** | 331489 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 7 |
| **Site area (hectares)** | 0.075ha |
| **Density** | 93.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0220/0015 |
| **Planning application type** | Outline |
| **Lapse date** | 07.01.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 7 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 4 |
| **2025-26** | 3 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 91: 128 Nottingham Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 128 Nottingham Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450109 |
| **Northing** | 333902 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.042ha |
| **Density** | 23.80 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0720/0021 |
| **Planning application type** | Full |
| **Lapse date** | 07.01.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 92: 108A Travers Road, Sandiacre

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 108A Travers Road, Sandiacre |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447496 |
| **Northing** | 336800 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.016ha |
| **Density** | 60.86 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0920/0009 |
| **Planning application type** | Full |
| **Lapse date** | 21.01.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 102: 37a Wharfedale Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 37a Wharfedale Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 447311 |
| **Northing** | 332559 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.028ha |
| **Density** | 69.20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0121/0036 |
| **Planning application type** | Full |
| **Lapse date** | 15.04.2024 |
| **Type of development** | New build and subdivision |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 107: 2 Cleveland Avenue, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 2 Cleveland Avenue, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449792 |
| **Northing** | 333981 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.051ha |
| **Density** | 19.40 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1120/0076 |
| **Planning application type** | Full |
| **Lapse date** | 23.04.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 110: 33 Stafford Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 33 Stafford Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449993 |
| **Northing** | 333540 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.062ha |
| **Density** | 16.05 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1120/0039 |
| **Planning application type** | Full |
| **Lapse date** | 14.05.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 112: 56 Windermere Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 56 Windermere Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447669 |
| **Northing** | 334797 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.01ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0221/0055 |
| **Planning application type** | Full |
| **Lapse date** | 29.06.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 117: 5 Bracken Close, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 5 Bracken Close, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447562 |
| **Northing** | 334328 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.042ha |
| **Density** | 46.83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1220/0061 |
| **Planning application type** | Full |
| **Lapse date** | 16.07.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 118: Land east of 16 Mannion Crescent, Sawley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land east of 16 Mannion Crescent, Sawley |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 447734 |
| **Northing** | 332197 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0121/0022 |
| **Planning application type** | Full |
| **Lapse date** | 16.08.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 120: Brennans, Regent Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Brennans, Regent Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449064 |
| **Northing** | 333742 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 9 |
| **Site area (hectares)** | 0.048ha |
| **Density** | 184.0 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0621/0049 |
| **Planning application type** | Full |
| **Lapse date** | 12.08.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 9 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 5 |
| **2024-25** | 4 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 123: 29 Beaconsfield Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 29 Beaconsfield Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449109 |
| **Northing** | 333469 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 7 |
| **Site area (hectares)** | 0.030ha |
| **Density** | 300 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0221/0006 |
| **Planning application type** | Full |
| **Lapse date** | 27.09.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 7 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 4 |
| **2024-25** | 3 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 126: Land rear of 67-71 Wilne Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land rear of 67-71 Wilne Road |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 447017 |
| **Northing** | 331650 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.054ha |
| **Density** | 36.95 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0721/0010 |
| **Planning application type** | Full |
| **Lapse date** | 08.09.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 129: 25 Beaconsfield Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 25 Beaconsfield Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449128 |
| **Northing** | 333469 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.014ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0821/0062 |
| **Planning application type** | Prior notification |
| **Lapse date** | 20.10.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 130: Land South East of 2 Haslemere Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land South East of 2 Haslemere Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447925 |
| **Northing** | 333735 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.142ha |
| **Density** | 7.017 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0921/0018 |
| **Planning application type** | Outline |
| **Lapse date** | 21.10.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 133: 2 Ellerslie Grove, Sandiacre

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 2 Ellerslie Grove, Sandiacre |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447394 |
| **Northing** | 336205 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.048ha |
| **Density** | 20.70 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0321/0082 |
| **Planning application type** | Full |
| **Lapse date** | 10.11.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 134: 14 Briar Gate, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 14 Briar Gate, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 448021 |
| **Northing** | 334095 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.033ha |
| **Density** | 30.30 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0521/0035 |
| **Planning application type** | Full |
| **Lapse date** | 11.11.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 136: 35-37 Market Place, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 35-37 Market Place, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449112 |
| **Northing** | 333636 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.035ha |
| **Density** | 57.14 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0721/0041 |
| **Planning application type** | Full |
| **Lapse date** | 10.11.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 137: Buzz Bar (former) 23 High Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Buzz Bar (former) 23 High Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449368 |
| **Northing** | 333472 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.036ha |
| **Density** | 163.9 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0921/0039 |
| **Planning application type** | Full |
| **Lapse date** | 05.11.2024 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 139: 6 Station Road, Sandiacre

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 6 Station Road, Sandiacre |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447995 |
| **Northing** | 336385 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.006ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0921/0068 |
| **Planning application type** | Full |
| **Lapse date** | 08.11.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 148: 449 Tamworth Road, Sawley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 449 Tamworth Road, Sawley |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 448099 |
| **Northing** | 332134 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0820/0034 |
| **Planning application type** | Full |
| **Lapse date** | 10.12.2023 |
| **Type of development** | Change of use |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 155: Area of Garages off Longmoor Gardens

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Area of Garages off Longmoor Gardens |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447452 |
| **Northing** | 334769 |
| **Existing use** | Garages and off-street parking |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.12ha |
| **Density** | 25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | It is unknown if the owner of the land is wanting to develop the site.  The site serves an amenity function to adjacent houses, and its loss may lead to additional on-street parking. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Due primarily to the ownership issues, this site has been assessed as non-deliverable and developable. The site also plays a notable role in restricting on-street parking, so the loss of this facility would see more vehicles parking on local roads lessening highway safety. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 156: Clifton Avenue Industrial Area

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Clifton Avenue Industrial Area |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449947 |
| **Northing** | 333120 |
| **Existing use** | Industrial/storage yards |
| **Surrounding land use(s)** | Mixture of industrial land and railway. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.46ha |
| **Density** | 13 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2a of the Environmental Protection Act 1990. This will clarify what assessment is need to support any future planning application.  Air quality issues will be addressed with Environmental Health in the event of any future planning application.  Consideration must be given to methods of mitgating the enhanced level of flood risk arising as a result of development.  The site owner is unknown. The owner must be supportive for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Due to ownership issues, along with the constraints listed, this site is considered non-deliverable and developable. Despite the industrial facilities as a whole being low in quality, this area contains uses which require adequate seperation from residential areas so the industrial estate plays an important role in providing the correct setting for such industrial activities. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 157: 1 Sycamore Crescent

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 1 Sycamore Crescent |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447400 |
| **Northing** | 337135 |
| **Existing use** | Private domestic garden |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.02ha |
| **Density** | 50 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0517/0058 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration of the reasons for refusal of the previous permission should be given in order to resubmit an application for development which addresses the LPAs concerns. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be developable as there are no major constraints preventing development. Issues surrounding the design of the development were the main constraint when an application was previously submitted and refused. However, it is unknown if the owner(s) is still interested in developing this land for a single residential unit. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 1 |

## Site 160: Land at end of Barton Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at end of Barton Road |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450250 |
| **Northing** | 333050 |
| **Existing use** | Open storage yard |
| **Surrounding land use(s)** | Industrial premises, railway land and residential. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.11ha |
| **Density** | 55 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0905/0081 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with the Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.  Air quality issues will be addressed with Environmental Health should an application be forthcoming.  Consideration to be given as to the reasons the site has not been developed previously.  The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Since the 2019 SHLAA, the site was subject of a permission granted (ERE/0319/0052) for an open storage yard operating as a B8 activity. This use has now been implemented, so the prospects for residential development are now extremely minimal. This has resulted in the site being assessed as non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 162: Meadowmeads & adj. employment premises

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Meadowmeads & adj. employment premises |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448865 |
| **Northing** | 333563 |
| **Existing use** | Factory |
| **Surrounding land use(s)** | Erewash Canal (Long Eaton Lock), electricity sub-station and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 50 |
| **Site area (hectares)** | 0.67ha |
| **Density** | 75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | Yes |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establishing whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment, which in this instance sees the Grade II listed Long Eaton Lock adjacent to the west of the site.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefits of housing on this site must be weighed up against the competing land uses before planning permission can be granted. The presence of electricity infrastructure adjoining the site would require reconfiguration to ensure it is developable.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | These premises and units contribute to the industrial character of the town, with their canalside location giving the site prominance along a key waterway. With the premises currently occupied by various uses and no active promotion of the site for housing, this confirms that any site redevelopment should be seen very much as a longer-term opportunity. Significant investment via the Town Deal will bring regeneration opportunities, and locations along the town's Green Infrastructure network could be unlocked through a combination of private and public funding. The site sits within the Long Eaton Lace Factories conservation area, with several parts of the site on the Local Interest List and an adjoining listed lock. Such assets will have a bearing on longer-term development within Long Eaton, although the waterside corridor will undoubtedly be the focus for regeneration. However, the aging premises on-site may start to prove economically difficult to maintain in future years meaning redevelopment may well be considered towards the end of the period covered by this SHLAA. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 50 |

## Site 163: Trent Business Centre, Canal Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Trent Business Centre, Canal Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448512 |
| **Northing** | 334526 |
| **Existing use** | Business premises |
| **Surrounding land use(s)** | Employment and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 15 |
| **Site area (hectares)** | 0.37ha |
| **Density** | 40 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner must be supportive of development for it to be considered available. The site owner is currently unknown. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | This facility provides for a series of small business and industrial units (around 60 in total) and currently enjoys strong levels of occupancy. The site sits within a part of Long Eaton which is undergoing a transition from one which previously was heavily industrial in character, but which now increasingly is playing a residential purpose with new homes under construction at the former Wade Springs site and strong development interest in the adjoining Wellington Mill complex. New housing in this part of Long Eaton would generally be considered suitable, given it is on brownfield land and part of the main built-up area. However, with no active promotion of the site from its owner(s) then the land is not considered available, although redevelopment towards the very end of the period of the SHLAA if investment in keeping premises modernised failed to materialise would see the site deemed as achievable and developable. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 15 |

## Site 164: Wellington Mills, Wellington Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Wellington Mills, Wellington Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448462 |
| **Northing** | 334538 |
| **Existing use** | Disused Mill premises and active timber yard |
| **Surrounding land use(s)** | Employment and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 41 |
| **Site area (hectares)** | 0.7ha |
| **Density** | 58 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0721/0027 |
| **Planning application type** | Full |
| **Lapse date** | Refused |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | ERE/0721/0027 proposed 41 units with this being refused by the Council. This largely centred around the scheme's poor design and layout, with notable difficulties in providing sufficient outdoor space. It is expected that the site promoter will be submitting a revised scheme in the near future to address the reasons for refusal. The principle of the site's redevelopment for housing is largely accepted, with the Council hopeful of a revised scheme which addresses concerns around layout and design. However, the site cannot be seen as deliverable at this stage with no planning consent currently in place for new housing. |
| **SHLAA conclusion category** | 6 to 10 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 41 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 41 |

## Site 166: West End Mills, Leopold Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | West End Mills, Leopold Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448840 |
| **Northing** | 333775 |
| **Existing use** | Active employment premises |
| **Surrounding land use(s)** | Employment, residential and Erewash Canal |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 60 |
| **Site area (hectares)** | 0.36ha |
| **Density** | 167 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | Change of use |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment, which in this case sees West End Mills and adjacent buildings on the Local Interest list.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | An imposing four-storey Mill building, this facility caters for a diverse range of employment needs with a large number of studio and office units. The scale of the building and its proximity to the town centre offer potential for a future conversion, recognising the need to safeguard an iconic part of the town's post-industrial landscape with the mill on the adopted Local Interest List. At present, occupancy levels are strong and with no active site promotion to the Council for a non-employment use then the building is assumed to be unavailable for housing development. With West End Mills offering a sizeable amount of floorspace, its loss would have a detrimental impact on the town's economic performance and displace a number of local businesses. However, notwithstanding its economic importance, the building will increasingly deteriorate in condition without major investment which points towards a longer-term plan to deliver housing here, even if this forms only a smaller part of the Mill building. For this reason, the site has been assessed as being developable. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 60 |

## Site 167: Work Premises on Chapel Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Work Premises on Chapel Street |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449358 |
| **Northing** | 333282 |
| **Existing use** | Works premises |
| **Surrounding land use(s)** | Employment, residential and public car park |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 15 |
| **Site area (hectares)** | 0.18ha |
| **Density** | 83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment - the building is on the Council's Adopted List.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | The Walker Industrial Centre comprises several units in functional industrial premises on the southern edge of Long Eaton town centre. With occupancy rates strong, this demonstrates a continued demand for such premises. Despite the facilities appearing to be slightly aged in appearence and condition, the level of demand shows such premises contribute to the local economy. Their location on the fringes of the town centre may bring development pressures, particularly as a result of wider Town Deal investment in Long Eaton. Without any active site housing redevelopment promotion by an owner(s) the assessment concludes the site is unavailable - but due to its brownfield status and aging condition of premises, the site is felt to be suitable and housing achievable in the longer-term leading to the assessment of being developable. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 15 |

## Site 169: Works premises on Bonsall Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Works premises on Bonsall Street |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449440 |
| **Northing** | 333794 |
| **Existing use** | Industrial premises |
| **Surrounding land use(s)** | Industrial uses, residential and railway |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 10 |
| **Site area (hectares)** | 0.31ha |
| **Density** | 32 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Air quality issues will be addressed with Environmental Health should an application be forthcoming.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner has not expressed support for this development. The site owner must be supportive of development for it to be considered available.  This site is within close vicinity to the planned development of HS2. However, with major changes to the project it is unknown as to whether the site will remain affected by HS2. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | An active industrial premise situated between Bonsall Street and Conway Road, these facilites have housed the TecQuipment company since the 1970s who have made the building its global HQ. A functional brick building appears to be in reasonable condition and is not in need of modernisation. With the present occupant's long-term commitment to the premises, it is extremely unlikely that a relocation would occur prompting the availability of the land for alternative uses. As a consequence, the site is considered to be non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 174: Private garages and parking off Fields Farm Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Private garages and parking off Fields Farm Road |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448276 |
| **Northing** | 332224 |
| **Existing use** | Private car parking/car wash facility |
| **Surrounding land use(s)** | Residential and industrial uses |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.13ha |
| **Density** | 31 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The site owner is unknown. The site owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | Currently operating as a car wash and valet operation, the site has seen a number of minor structures developed as part of the car wash business - this includes a small portakabin office. With an active car wash business operating from the site, it is not able to demonstrate that it is currently available for new residential development. It is however in an area where housing would in principle be acceptable, ensuring that the site is considered suitable. Site redevelopment prospects are very much long-term, so whilst the site itself could be reconfigured relatively quickly, it is likely that any redevelopment would occur towards the latter end the period covered by this SHLAA. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 4 |

## Site 175: Factory and premises, Oakleys Mill, Oakleys Rd

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Factory and premises, Oakleys Mill, Oakleys Rd |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449375 |
| **Northing** | 333010 |
| **Existing use** | Cleared and vacant former industrial site |
| **Surrounding land use(s)** | Residential and light industrial/leisure uses |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 46 |
| **Site area (hectares)** | 1.02ha |
| **Density** | 45 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0120/0049 |
| **Planning application type** | Pending |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | An application seeking outline permission for residential development on this site is pending. With the site having been cleared for a considerable amount of time, the Council is keen to see residential development occur at this location and the re-use of brownfield land close to Long Eaton town centre. However, the lack of planning consent means the site cannot be considered deliverable. |
| **SHLAA conclusion category** | 6 to 10 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 46 |

## Site 176: Land rear of 461 Tamworth Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land rear of 461 Tamworth Road |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 448066 |
| **Northing** | 332088 |
| **Existing use** | Domestic curtilage/garden land |
| **Surrounding land use(s)** | Residential, commercial and school uses |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.02ha |
| **Density** | 50 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0316/0071 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Consideration to be given as to the reasons the site was previous refused for planning permission, with scope to explore variations to the scheme promoted through ERE/0316/0071 to make it more acceptable in planning terms.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available and the Council are unaware of whether the same owner(s) who previously sought planning permission are still present. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | Whilst planning permission for a single dwelling was refused in 2016, it is believed that a revised scheme which addressed the reasons for refusal would be acceptable to the Borough Council. However, the site's current owner(s) are unknown so an imminent application is unlikely. All other policy considerations are considered in conformity with the principle of new build given the site's urban setting. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 1 |

## Site 180: 12 Charles Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 12 Charles Avenue |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447859 |
| **Northing** | 336877 |
| **Existing use** | Domestic curtilage/garden land |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1206/0027 |
| **Planning application type** | Lapsed |
| **Lapse date** | 07.02.2010 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 183: 140 Stanton Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 140 Stanton Road |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447258 |
| **Northing** | 337082 |
| **Existing use** | Domestic curtilage/garden land |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0406/0094 |
| **Planning application type** | Lapsed |
| **Lapse date** | 19.07.2009 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 187: 22 Wellington Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 22 Wellington Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448459 |
| **Northing** | 334117 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0805/0096 |
| **Planning application type** | Lapsed |
| **Lapse date** | 26.10.2008 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 188: 227 Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 227 Derby Road |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447941 |
| **Northing** | 333875 |
| **Existing use** | Domestic curtliage and garden area |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.07ha |
| **Density** | 14 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0812/0031 |
| **Planning application type** | Lapsed |
| **Lapse date** | 25.10.2015 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 190: 302 Wilsthorpe Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 302 Wilsthorpe Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447753 |
| **Northing** | 333382 |
| **Existing use** | Former public convenience block |
| **Surrounding land use(s)** | Residential and park grounds |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.1ha |
| **Density** | 10 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0316/0006 |
| **Planning application type** | Lapsed |
| **Lapse date** | 05.05.2019 |
| **Type of development** | Mixed |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 195: 48 Thoresby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 48 Thoresby Road |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448083 |
| **Northing** | 333000 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential and recreational land (West Park) |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 1 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0906/0061 |
| **Planning application type** | Lapsed |
| **Lapse date** | 01.12.2009 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 202: 1A Meadow Lane, Long Eaton, Derbyshire

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 1A Meadow Lane, Long Eaton, Derbyshire |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449676 |
| **Northing** | 333166 |
| **Existing use** | Domestic curtilage of 1A Meadow Lane |
| **Surrounding land use(s)** | Residential, off-street garages and railway |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.02ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0116/0018 |
| **Planning application type** | Lapsed |
| **Lapse date** | 04.03.2019 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development. However, with the granting of planning consent, this has demonstrated that the issue can be addressed satisfactorily.  This site is directly affected by the development of HS2 as it sits within its Safeguarding area and consequently the implementation of housing provision of this site is compromised. Anticipated impacts of HS2 to the site included demolition, re-configuration of surrounding infrastructure (including current railway and proposed viaduct) and access. However, the recent Government announcement on the future of HS2 through Erewash means the site may be free of constraints in the near future. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | With the permission for 2 new dwellings north of 1A Meadow Lane now having lapsed, this affects delivery prospects. The lapsing of consent is mainly thought to be because of the site's location inside the HS2 safeguarding corridor. With the HS2 scheme north of East Midlands Parkway under review, any downgrading may allow the site to be freed of HS2-related constraints - although a new permission will need to be submitted and approved before new housing can be developed. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 204: Land rear to 161 College Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land rear to 161 College Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 448181 |
| **Northing** | 334607 |
| **Existing use** | Domestic garden land |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0211/0012 |
| **Planning application type** | Lapsed |
| **Lapse date** | 29.03.2014 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 206: Land South of 25-29 Manchester Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land South of 25-29 Manchester Street |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448820 |
| **Northing** | 332726 |
| **Existing use** | Domestic garden land |
| **Surrounding land use(s)** | Residential and playing field |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1111/0041 |
| **Planning application type** | Lapsed |
| **Lapse date** | 08.02.2015 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 213: Car repair business on Nottingham Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Car repair business on Nottingham Road |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449577 |
| **Northing** | 333896 |
| **Existing use** | Motor servicing and repair facility |
| **Surrounding land use(s)** | Vacant site (with consent for retail), residential and railway |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 15 |
| **Site area (hectares)** | 0.43ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application with the site enclosed between an active railway line and a site with consent for retail uses.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site currently trades as a Kwik Fit premise. Consent has now been given for the neighbouring site to its east for a Lidl store with a Wickes DIY facility elsewhere on the site. When implemented this will enclose the site between an active railway line and an out-of-centre retail facility. With the current Kwik Fit premise open, it is expected that the site's current use will continue. However, when the adjacent site is redeveloped, there may be development pressures created as a result of a modern scheme. As the site is brownfield and on a busy arterial route into Long Eaton Town Centre, redevelopment for residential development is considered suitable - but the lack of availability and the unlikeliness of housing materialising in a 15-year period means this site has been assessed as non-deliverable and developable. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 215: Warehousing and Industrial Premises on New Tythe Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Warehousing and Industrial Premises on New Tythe Street |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449460 |
| **Northing** | 333397 |
| **Existing use** | Employment units |
| **Surrounding land use(s)** | Residential, industrial and retail |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 50 |
| **Site area (hectares)** | 1.31ha |
| **Density** | 38 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | This site is directly affected by the development of HS2 and consequently the future viability of housing provision of this site could be compromised - although the recent announcement concerning the Eastern Leg of HS2 may remove this site from the safeguarded zone. Anticipated impacts of HS2 to the site were set to include demolition.  Early engagement with Planning and Environmental Health departments would be crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Given the site is an active employment zone with recent permissions granted to consolidate these uses, the benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The Government's recent decision on the future of the Eastern Leg of HS2 north of East Midlands Parkway has signalled that land previously safeguarded within a corridor the line was set to follow will now be free of restrictions. Despite this, the site in question accommodates active employment uses so is not currently suitable or available to provide for new housing. The aging condition of stock does cast doubt on the longevity of employment activities at the on-site premises ensuring that it is rated as having scope to deliver new housing beyond the SHLAA's 15-year time horizon if investment in modernisation in the facilities is not seen as desirable. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 218: Land north of 5 Roosevelt Avenue, Sawley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north of 5 Roosevelt Avenue, Sawley |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 448154 |
| **Northing** | 332145 |
| **Existing use** | Overgrown, vacant parcel of land |
| **Surrounding land use(s)** | Residential and railway line |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0417/0050 |
| **Planning application type** | Lapsed |
| **Lapse date** | 30.08.2021 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 222: 9 Broad Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 9 Broad Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448909 |
| **Northing** | 333449 |
| **Existing use** | Glazing factory and business premises |
| **Surrounding land use(s)** | Residential, church hall and watercourse (Golden Brook) |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 12 |
| **Site area (hectares)** | 0.14ha |
| **Density** | 86 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0417/0027 |
| **Planning application type** | Lapsed |
| **Lapse date** | 25.05.2021 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. The premises continue to accommodate an operating glazing company as of March 2022. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 12 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 229: 94 Derby Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 94 Derby Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448583 |
| **Northing** | 334021 |
| **Existing use** | Hair salon business |
| **Surrounding land use(s)** | Residential, public house and community centre |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.02ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0115/0034 |
| **Planning application type** | Lapsed |
| **Lapse date** | 10.03.2018 |
| **Type of development** | Change of use |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. The premises continue to accommodate an operational hair salon as of March 2022 which casts doubt on the prospects of any resubmission of an application for new housing at the address. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could still materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 234: 40-46 High Street, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 40-46 High Street, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449261 |
| **Northing** | 333531 |
| **Existing use** | Ancillary space for ground floor retail premise |
| **Surrounding land use(s)** | Retail and town centre facilities |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1118/0059 |
| **Planning application type** | Lapsed |
| **Lapse date** | 15.03.2022 |
| **Type of development** | Change of Use |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could still materialise beyond the developable period, if not sooner. As of March 2022, the ground floor occupants were still clearly utilising the first floor of the building as storage space for its bulky furniture products. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 238: Land off Canal Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land off Canal Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448529 |
| **Northing** | 334388 |
| **Existing use** | Off-street car parking |
| **Surrounding land use(s)** | Industrial uses and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 10 |
| **Site area (hectares)** | 0.29ha |
| **Density** | 34 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development as the site is within Flood Zone 2.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. It is unlikely the site can come forward for redevelopment whilever surrounding industrial uses remain operational and there is a resulting need for off-street parking for employees and service space for deliveries and exports. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The current car park serves an important amenity purpose in that it allows employees at adjacent industrial facilities to park off-road. With local roads narrow in width and also used by residents of nearby houses, this site is vital in ensuring continued highway safety. As the neighbouring industrial unit is still operational, it is unlikely that the off-street car park is suitable or available for residential development, whilst there is no likelihood of housing being achieved on this site over the 15-year period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 244: New Tythe Street Industrial Area

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | New Tythe Street Industrial Area |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449581 |
| **Northing** | 333379 |
| **Existing use** | Industrial and warehousing premises |
| **Surrounding land use(s)** | Industrial facilities, residential and railway |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 35 |
| **Site area (hectares)** | 0.39ha |
| **Density** | 90 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  This site is within close vicinity to the planned development of HS2. However, with major changes to the project it is unknown as to whether the site will remain affected by HS2.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Air quality issues will be addressed with the Council's Environmental Health department should a future application be forthcoming.  The benefit of housing on this site must be weighed up against competing surrounding land uses before planning permission can be granted. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | With the HS2 scheme north of East Midlands Parkway under review, any downgrading may allow the site to be freed of HS2-related constraints which have to date affected redevelopment of land within the HS2 Safeguarded Zone. Suitability of development will continue to be affected until such a time that more clarity is offered over the need to safeguard land within this Zone.  Regardless of the status of HS2, with the owner(s) of the site unknown this impacts upon its availability. Along with the remaining uncertainties connected to HS2, it is extremely unlikely that housing development is achieveable within the timeframe covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 245: Northern part of Derwent Street Industrial Estate, Derwent Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Northern part of Derwent Street Industrial Estate, Derwent Street |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448018 |
| **Northing** | 332646 |
| **Existing use** | Industrial and warehousing premises |
| **Surrounding land use(s)** | Industrial land and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 15 |
| **Site area (hectares)** | 0.61ha |
| **Density** | 25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  The benefit of housing on this site must be weighed up against the current and surrounding competing land uses before planning permission can be granted.  The site owner is unknown. The site owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This is an active employment site which accomodates a diverse range of uses and operations. Whilst the site is within the urban area, brownfield and increasingly surrounded by residential development, its full occupancy demonstrates a continued demand for facilities at this location. The key element in understanding the redevelopment potential of the site is its availability, and with the site owner(s) unknown and no active promotion being made to the council, the land cannot be deemed to be available for new housing. Therefore housing is not thought to be achievable within the timeframe of this SHLAA and the site is assessed to be Non Deliverable and Developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 247: Garages adj. to 17-19 Grasmere Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Garages adj. to 17-19 Grasmere Road |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road West |
| **Parish** | Unparished |
| **Easting** | 447652 |
| **Northing** | 334897 |
| **Existing use** | Private garages and parking |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.11ha |
| **Density** | 45 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Vehicular access off Grasmere Road would need to be improved as part of any future housing development at the site.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This private garage block and parking area is located between rows of residential properties. Entry to the site from Grasmere Road is narrow which would restrict its potential to accommodate housing with only sufficient width for a single vehicle. Off-street garages serve an important amenity purpose in keeping vehicles off road, and with Grasmere Road limited in highway width and also the route of the Indigo bus service, the loss of the facility would only see additional vehicles parked on each side of the road. The Council are not aware of anyone actively promoting the site, so it cannot be seen as being available which in turn hampers achieving any housing development on the site across the course of the period covered by this SHLAA. This results in the site being assessed as non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 250: Atlas Mills & Paragon Works

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Atlas Mills & Paragon Works |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448138 |
| **Northing** | 332460 |
| **Existing use** | Industrial & business premises |
| **Surrounding land use(s)** | Residential and petrol station |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 26 |
| **Site area (hectares)** | 0.75ha |
| **Density** | 34.66 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment which in this instance refers to the neighbouring St. Mary's Church (on Adopted List).  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Active employment site with several industrial units forming part of the wider facility. Despite the site being located within the main built-up area of Long Eaton (ensuring residential development would in principle be acceptable), it is currently occupied by several businesses demonstrating the demand for these premises. Without knowledge of land ownership, the Council is unaware of the current owner(s) ensuring availability of the site is unknown and achieving residential development within the period covered by this SHLAA is unlikely. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 26 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 252: Bridge Mills, Bridge Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Bridge Mills, Bridge Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448846 |
| **Northing** | 333967 |
| **Existing use** | Active employment premises |
| **Surrounding land use(s)** | Employment premises, Erewash Canal, Public House, takeaway and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 60 |
| **Site area (hectares)** | 0.46ha |
| **Density** | 130.4 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | Conversion |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Vehicular access and egress point off Derby Road into the site would require enhancement as part of the development of the site.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment as this and other nearby mills are on the adopted list.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Active employment site set in a mill building occupied by a number of businesses involved in upholstery and interior design. Despite the site being located within the main built-up area of Long Eaton (ensuring residential development would in principle be acceptable), it currently demonstrates strong levels of occupancy showing the demand for such premises and having recently been purchased with a view to renovating parts of the building to increase useable floorspace. It is clear that the new owners are committed to maintaining the site in an industrial use demonstrating extremely low prospects for redevelopment of the site to facilitate new forms of residential accommodation. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 60 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 255: Premises at corner of Hawthorne Avenue and Tamworth Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Premises at corner of Hawthorne Avenue and Tamworth Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448318 |
| **Northing** | 332466 |
| **Existing use** | Garages and parking |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.17ha |
| **Density** | 35.29 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The benefit of housing on this site must be weighed up against the current competing land use before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Presently a motorcycle dealership on the main arterial route from the south of Long Eaton. The site occupies a prominent corner plot, but whilst it is set within the main urbanised built-up area of Long Eaton making the principle of redevelopment for housing acceptable (and hence confirming suitability), the active business operating at the site means it is not viewed as available for redevelopment and consequently not achievable within the period covered by the SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 256: Derby Rd Industrial Estate, Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Derby Rd Industrial Estate, Derby Road |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447666 |
| **Northing** | 336333 |
| **Existing use** | Various employment uses |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 32 |
| **Site area (hectares)** | 0.91ha |
| **Density** | 35.16 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment. Several buildings enjoying listed status and others on the local list can be found opposite the site on the northern side of Derby Road.  The benefit of housing on this site must be weighed up against the competing employment-based land uses before planning permission can be granted.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A large industrial estate on the B5010 which consists of a number of units within a modified former lace factory. Occupancy levels are notably strong demonstrating the continuing demand for these facilities. Given the popularity of the industrial estate and the reasonable condition facilities are in, it is unlikely that an alternative land-use is actively being sought for this site. Being located on a main road, close to Sandiacre Local Centre and within the extent of the Long Eaton main built-up area, this site is suitable in principle for redevelopment for residential. However, with the owner(s) of the facility unknown, the site is not available, nor would it be considered that new housing would be achievable within the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 32 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 259: Goodwin Mills, Bridge Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Goodwin Mills, Bridge Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448744 |
| **Northing** | 334221 |
| **Existing use** | Active employment premises |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 14 |
| **Site area (hectares)** | 0.41ha |
| **Density** | 34.14 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | Mixed |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The benefits of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | These premises are currently active and occupied by an upholstery company. With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. Whilst the wider area surrounding Goodwin Mills is increasingly displaying a stronger residential character with a number of industrial site redevelopments, any suitability the site may hold is offset against the current occupancy - with the current use contributing to the local upholstery sector which Long Eaton is strongly renowned for. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 260: Stanhope Mill, Leopold Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Stanhope Mill, Leopold Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448783 |
| **Northing** | 333781 |
| **Existing use** | Active employment premises |
| **Surrounding land use(s)** | Residential and employment |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 20 |
| **Site area (hectares)** | 0.22ha |
| **Density** | 90.90 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | Mixed |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of any future residential development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  The benefits of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | These premises are currently active and occupied by an upholstery company. With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. Whilst the wider area surrounding Stanhope Mill (but particularly north of Derby Road (A6005)) is increasingly displaying a stronger residential character with a number of industrial site redevelopments, any suitability the site may hold is offset against the current occupancy - with the current use contributing to the local upholstery sector which Long Eaton is strongly renowned for. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 261: Factory premises on Nottingham Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Factory premises on Nottingham Road |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449378 |
| **Northing** | 333829 |
| **Existing use** | Manufacturing |
| **Surrounding land use(s)** | Manufacturing, road, railway, residential and derelict site. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 10 |
| **Site area (hectares)** | 0.27ha |
| **Density** | 37.03 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.  This site was directly affected by plans for HS2 which affected the future viability of housing provision of this site. The anticipated impacts of HS2 to the site included demolition, re-configuration of surrounding infrastructure (including current railway and proposed viaduct) and access, although revisions to the HS2 programme may mean the site is freed from any safeguarding previously required. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | These premises are currently active and occupied by an upholstery company. With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. The published route of the Eastern leg of HS2 north of Birmingham travels through the centre of this site meaning any future redevelopment (or investment in the current facilities) was subject to risk owing to land being within the HS2 safeguarding zone. Recent announcements have cast doubt over the Eastern leg continuing northwards of East Midlands Parkway, resulting in the site potentially being released from any HS2-related blight. Notwithstanding this, any future suitability of the site for residential development is offset against the current occupancy arrangements - with the current use contributing to the local upholstery sector which Long Eaton is strongly renowned for. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 262: Factory premises on the corner of Oxford Street and Fletcher Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Factory premises on the corner of Oxford Street and Fletcher Street |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448949 |
| **Northing** | 333820 |
| **Existing use** | Retail units |
| **Surrounding land use(s)** | Long Eaton Town Centre, drinking establishments, garages, residential, employement and industry sites. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 8 |
| **Site area (hectares)** | 0.15ha |
| **Density** | 53.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  The benefits of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A collection of buildings accommodating a diverse range of retail and commercial operations - including several smaller units in Mayfair Walk. With healthy occupancy levels, there is no indication or evidence of the site owner(s) wishing to pursue residential development at this location. Nearby regeneration on the edge of the town centre funded by the Town Deal initative may highlight redevelopment opportunities between the town centre and the Erewash Canal - however, any suitability the site may hold for residential development is offset against the strong levels of current occupancy - with the current use contributing to the diversity of the local economy by providing smaller units for local businesses. This ensures the site is assessed as not available or achievable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 263: Fields Farm Industrial Estate

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Fields Farm Industrial Estate |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449641 |
| **Northing** | 332925 |
| **Existing use** | Industrial |
| **Surrounding land use(s)** | Commercial, industrial, railway, residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 175 |
| **Site area (hectares)** | 5ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Air quality issues will be addressed with Environmental Health should any future application be forthcoming.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. Uneven land will need to be levelled before development can begin. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Now forming part of a proposed employment safeguarding policy in the Core Strategy Review in recognition of the Industrial Estate's contribution to the economy in the south of the Borough.  No expectations that residential development at this location will now be policy-compliant. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 264: Forbes Close Industrial Estate

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Forbes Close Industrial Estate |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449406 |
| **Northing** | 332292 |
| **Existing use** | Industrial |
| **Surrounding land use(s)** | Industrial, open land, railway, residential. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 276 |
| **Site area (hectares)** | 7.9ha |
| **Density** | 34.93 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Air quality issues will be addressed with Environmental Health should a future application be forthcoming.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Now forming part of a proposed employment safeguarding policy in the Core Strategy Review in recognition of the Industrial Estate's contribution to the economy in the south of the Borough.  No expectations that residential development at this location will now be policy-compliant. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 265: Former car showroom on Fletcher Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former car showroom on Fletcher Street |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448886 |
| **Northing** | 333845 |
| **Existing use** | Trade retail centre (Topps Tiles) |
| **Surrounding land use(s)** | Erewash Canal, retail units, Job Centre, factory and Industrial. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 36 |
| **Site area (hectares)** | 0.26ha |
| **Density** | 138.4 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1006/0042 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  Consideration to be given as to the reasons the site has not been developed previously.  The site owner(s) is unknown, so dialogue necessary to understand any future intentions for the site. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Currently trading as Topps Tiles, this site is an important gateway area to Long Eaton town centre from the west. A previous application from 2006 promoting a flatted residential scheme was considered over-development for the site. With long-term occupants, the site is not available for housing development and unlikely to see residential achieved over the period covered by this SHLAA. Nearby regeneration on the edge of the town centre initiated by the Town Deal may highlight redevelopment opportunities between the town centre and the Erewash Canal - including this canalside site. However, any suitability the site may hold for residential development is offset against the long-term current occupancy. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 266: Former Cooperative Bakery, Fletcher Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former Cooperative Bakery, Fletcher Street |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448880 |
| **Northing** | 333783 |
| **Existing use** | Manufacturing company |
| **Surrounding land use(s)** | Retail, residential and canal |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 8 |
| **Site area (hectares)** | 0.18ha |
| **Density** | 44.44 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration must be given to methods of mitigating enhanced flood risk arising as a result of any future housing development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Currently occupied by Midland Wiper Manufacturing Company Ltd, the building itself has ornate exterior design features but is not subject to any heritage-based designations (other than forming part of Long Eaton Lace Factories Conservation Area). With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. Nearby regeneration on the edge of the town centre initiated by the Town Deal may highlight redevelopment opportunities between the town centre and the Erewash Canal - including this canalside site. However, any suitability the site may hold for residential development is offset against the long-term current occupancy. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 267: Former Meadow Lane employment allocation

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former Meadow Lane employment allocation |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449803 |
| **Northing** | 332744 |
| **Existing use** | Employment site |
| **Surrounding land use(s)** | Railway, residential, employment and industrial. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 101 |
| **Site area (hectares)** | 2.88ha |
| **Density** | 35.06 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The impacts of development on ecological assets on site must be fully considered prior to any future development.  Air quality issues will be addressed with Environmental Health should an application be forthcoming.  Difficulties in forming a suitable means of vehicular access has impacted on the ability to redevelop this site in recent years. This must be overcome before any development is possible.  This site was directly affected by plans for HS2 which affected the future viability of housing provision of this site. The proposed route of the Eastern Leg passed through the middle of the site, although with revisions to plans seeing this section of route terminating at a hub station at East Midlands Parkway, restrictions on development at the site may soon be lifted.  The site owner(s) are unknown. Support for housing development is necessary if the site is to be assessed as being available and achievable. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A once long-term employment allocation which was discontinued upon the adoption of the Core Strategy in 2014. This was largely as a result of constrained vehicular access which restricted the commercial appeal of the site. This applies equally to any prospect of residential development at the location which would also suffer from the same drawbacks. The proposed route of HS2's eastern leg divides the site in half with the entirety of the site constrained by being in the HS2 safeguarding zone. Doubts over the future of the eastern leg travelling as far as Toton might result in this land being freed from the blight it has been subjected to over the last several years. Notwithstanding that, the location ensures residential development would suffer a poor level of amenity adjacent to industrial uses and the confluence of two main rail lines - as well as the difficulties in forming access. This leads to the site being assessed as unsuitable, and without knowledge of the site owner(s) and their intentions, it cannot be deemed available or achievable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 273: Harrington Arms Public House & land to rear

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Harrington Arms Public House & land to rear |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 446977 |
| **Northing** | 331321 |
| **Existing use** | Public house, arable farmland, residential and flood defence embankment |
| **Surrounding land use(s)** | Arable farmland, farmland, River Trent, Harrington Bridge and Residential. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 177 |
| **Site area (hectares)** | 5.91ha |
| **Density** | 29.94 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 3 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | Yes |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  A buffer zone, in line with National Policy, needs to be in place either side of the pylons which cross the site. The land in the buffer zone remains undevelopable.  The site would need to be released from Green Belt to make housing development policy-compliant. This would require a full Green Belt Review.  A number of applications (permissions and refusals) have been made across this large site. Most relate to the holiday chalets on the banks of the Trent, but others have sought permission for a water transfer pipe running under the site (granted). |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A sizeable area of land which on its southern edge directly adjoins the River Trent. Due to its location, much of the site falls within the functional floodplain making residential development inappropriate. The unsuitability of new housing and lack of conformity to other planning policies, both local and national, result in this site being assessed as non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 177 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 274: Harrington Mill & adjacent buildings

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Harrington Mill & adjacent buildings |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448801 |
| **Northing** | 333666 |
| **Existing use** | Active employment premises |
| **Surrounding land use(s)** | Employment, West Park, Erewash Canal, Cemetry and chapel |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 100 |
| **Site area (hectares)** | 1.32ha |
| **Density** | 75.75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | Conversion |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of any future development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A notable and prominent mill building which has made a significant contribution to the economy of Long Eaton over a number of decades. A combination of strong current occupancy of the mill premises (catering for a diverse range of operations) and the present owner(s) having not indicated any willingness to consider alternative uses means that whilst the conversion of the premises to residential could be suitable given its edge-of-town centre location, the lack of information concerning the Mill's availability means this and the achievability of housing cannot be confirmed. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 100 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 275: Ilkeston Road Industrial Estate

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Ilkeston Road Industrial Estate |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 448197 |
| **Northing** | 337316 |
| **Existing use** | Industrial units and storage space |
| **Surrounding land use(s)** | Arable farmland, Erewash Canal and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 18 |
| **Site area (hectares)** | 0.52ha |
| **Density** | 34.61 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 3a |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site remains part of the HS2 Safeguarding Zone, although recent changes to the project may see the site freed from being required operationally to support its construction.  The site would need to be released from Green Belt to make it policy-compliant. This would require a full Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A small cluster of industrial units on the northern-most edge of Sandiacre which straddles the Green Belt and main built-up area. This site was formerly contained wholly inside of the HS2 safeguarding zone to allow for the construction of the Eastern leg north of Toton. However, changes to HS2 may mean the land becoming free of blight in the coming years. This would remove a major policy constraint, although the site is located within Flood Zone 3a which strongly restricts the suitability of new housing. Notwithstanding this, the units here are modern with spacious car parking to the front of the premises. Occupancy levels are good and the lack of any formal promotion of the site for residential development from the current owner(s) of the site means it cannot be deemed available or that housing is achievable across the period of time this SHLAA covers. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 18 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 276: Industrial buildings off Acton Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Industrial buildings off Acton Road |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449395 |
| **Northing** | 332902 |
| **Existing use** | Light industry and leisure uses |
| **Surrounding land use(s)** | Light Industry and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 15 |
| **Site area (hectares)** | 0.58ha |
| **Density** | 25.86 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Air quality issues will be addressed with Environmental Health should an application be forthcoming.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A collection of buildings accessed off Acton Road which are located inbetween residential development immediately east and west. However, the wider character of the area sees many commercial and industrial units in close proximity to this site. The on-site buildings are all currently occupied and the Council have not received any information indicating that the site owner(s) wish to pursue non-employment based development. Whilst residential development may be considered suitable owing to the adjoining housing, the site not being available (and therefore housing not being achievable) has resulted in a non-deliverable and developable conclusion. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 15 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 280: Derwent St. Industrial Estate (south)

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Derwent St. Industrial Estate (south) |
| **Sub area** | Long Eaton |
| **Ward** | Wilsthorpe |
| **Parish** | Unparished |
| **Easting** | 448077 |
| **Northing** | 332604 |
| **Existing use** | Mixed employment uses |
| **Surrounding land use(s)** | Residential and industrial |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 31 |
| **Site area (hectares)** | 0.89ha |
| **Density** | 34.83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application for residential development.  The benefit of housing on this site must be weighed up against the competing employment-based land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A long, rectangular area of employment which accommodates a car dealership and garage at the site's frontage with Wilsthorpe Road. The premises share a private access road, Derwent Street, with further employment premises located on the north side of the road - although these are outside this site's boundary. Facilities closest to the Wilsthorpe Road end of the site have clearly been the recipient of investment in recent years with the car salesroom based in a smart, modern looking unit. Given the lack of site promotion for residential development by the current owner(s) then is considered that the site is not available, and with further employment premises fronting onto Derwent Street on its northern side then it is considered residential development would not be suitable here as it would leave the off-site units increasingly isolated and vulnerable to pressures for housing. The delivery of housing here is not considered achievable across the SHLAA period, resulting in the site being assessed as non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 31 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 281: Industrial premises between Nottingham Road and Bonsall Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Industrial premises between Nottingham Road and Bonsall Street |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449413 |
| **Northing** | 333855 |
| **Existing use** | Manufacturing works |
| **Surrounding land use(s)** | Road, derelict site, manufacturing works and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 12 |
| **Site area (hectares)** | 0.23ha |
| **Density** | 52.17 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Air quality issues will be addressed with Environmental Health should a future application for housing be forthcoming.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.  This site is within close vicinity to the development of HS2. However, the Government's recent announcement on the future of the project has placed doubt over construction further north than East Midlands Parkway. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The building, Granville Works, is occupied by a removals/storage business and is located in a small cluster of industrial uses between Nottingham Road and Bonsall Street. Currently active, the building has not been subject of any promotion for residential development, confirming that it is not available for new housing. The site was completely contained within the the HS2 safeguarding zone. However, with a major redesign of the HS2 project with the Eastern Leg seemingly terminating south of Erewash, the site may imminently be freed of blight - offering more scope for any future site redevelopment. Despite this, without active site promotion it is not considered that new housing is achievable in the period covered by the SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 12 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 282: Industrial premises to the rear of 224-236 Bennett Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Industrial premises to the rear of 224-236 Bennett Street |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448583 |
| **Northing** | 334598 |
| **Existing use** | Industrial premises |
| **Surrounding land use(s)** | Industrial units, social club, Erewash Canal and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.18ha |
| **Density** | 33.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Vehicular access to the site from Bennett Street would need to be improved as part of redevelopment.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Cavendish Mills is an industrial premise located between housing on Bennett Street and the Erewash Canal. Accommodating an engineering company, the building is currently active and occupied. No promotion of the site and buildings for non-employment uses has been made confirming the site is not available for housing and therefore is unlikely to see delivery of residential development in this SHLAA's period. With the building now adjoining a major residential site at the former Wade Springs factory, there may be future pressure for housing at this site - particularly as a result of the canalside setting. Ageing premises will need to be maintained with future investment to ensure they offer the current occupants the right operational facilities. Any future plans for housing are likely to be suitable given the increasingly residential surroundings. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 286: Land adjacent to the railway and Nottingham Road, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land adjacent to the railway and Nottingham Road, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449337 |
| **Northing** | 334028 |
| **Existing use** | Energy generation facility, storage and employment |
| **Surrounding land use(s)** | Railway, manufacturing works, supermarket, petrol filling station and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 50 |
| **Site area (hectares)** | 3.34ha |
| **Density** | 14.97 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Air quality issues will be addressed with Environmental Health should a future application for housing development be forthcoming.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.  This site is directly affected by the development of HS2 and consequently the future viability of housing provision of this site is uncertain. However, the recent announcement by Government that HS2 will terminate at East Midlands Gateway may relieve the blight on land within the HS2 safeguarding corridor. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A diverse site with a mix of land-uses and operations occurring within its boundaries. Part of the site occupied by the mill buildings has been previously promoted for possible redevelopment, but without any specific plans or proposals. However, no part of the site has been actively promoted in recent years and the mill buildings are currently fully occupied demonstating a strong demand for such employment premises. This is likely to be as a result of the site being entirely located within the HS2 safeguarding zone which has stymied any plans for redevelopment or major investment. With notable changes to the HS2 project announced in recent months, the site may soon be free of a safeguarding constraint. Development on other parts of the site in recent years has seen the construction of an energy generation plant and secure storage units. With an absence of any active redevelopment plans or promotion from the site owner(s) then it is assessed that the site is not available for new housing and unlikely to see residential development occur across the period covered by the SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 50 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 292: Land at Bradshaw Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at Bradshaw Street |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 447934 |
| **Northing** | 332165 |
| **Existing use** | Green space/open land |
| **Surrounding land use(s)** | Railway and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.16ha |
| **Density** | 18.75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | No |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Uneven land at the foot of the railway embankment may need to be reprofiled before any future site redevelopment can begin.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A grassed and enclosed plot of land accessed off Bradshaw Street. The site forms an in-fill piece of land between existing low density housing and the main Nottingham-Derby railway line which sits on an elevated level overlooking the site. The site is within a wider residential area and new housing at this location would be generally acceptable subject to matters of layout, design and scale. No promotion of the site has been made by the site owner(s) demonstrating that it is unavailable for development, nor would housing development be expected to occur within the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 294: Land at Mayfield Grove, Long Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at Mayfield Grove, Long Eaton |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449325 |
| **Northing** | 334376 |
| **Existing use** | Kennels & self-seeded woodland |
| **Surrounding land use(s)** | River Erewash, allotments, playing areas, railway and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 100 |
| **Site area (hectares)** | 4.58ha |
| **Density** | 21.83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | Yes |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Vehicular access to site would need to be improved as part of a future development. This may be possible in the event that some form of rail station is still provided at Toton.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  Air quality issues will be addressed with Environmental Health should a future application be forthcoming.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  A buffer zone, in line with National Policy, needs to be in place either side of the pylons. The land in the buffer zone remains undevelopable.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A sizeable area which formerly saw extensive sidings across the site which suggests that ground contamination may be present. The sidings have long since been removed with most of the site now wooded through self-seeding shrub/tree growth. As a result of the site's location it is contained wholly within the HS2 safeguarding zone which has previously stymied any redevelopment potential owing to a need to support the implementation of the Eastern leg of the line. With Government announcing a comprehensive revision to the HS2 scheme, this land may be freed from safeguarding in the near future - although with the safeguarding zone remaining present then the site is not suitable for new housing. As a consequence of this, no promotion of the site for residential development has been made confirming that the site is not available for new housing, nor will delivery of housing likely be achievable in the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 100 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 304: Land off Royal Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land off Royal Avenue |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 448996 |
| **Northing** | 334360 |
| **Existing use** | Vacant land and hardstanding |
| **Surrounding land use(s)** | River Erewash, residential, disused allotments, disused railway and multi-user trail. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 11 |
| **Site area (hectares)** | 0.32ha |
| **Density** | 34.37 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | Vehicular access to Royal Avenue would require enhancement as part of any future development of the site.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development due to its presence within an area of Long Eaton affected by Flood Zone 2. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | An area of largely undeveloped land with some hardstanding at the site's frontage used for car parking. The site appears to provide 2 Royal Avenue with some of its domestic curtilage although it is uncertain as to how much of the site is officially linked to the adjoining property. A prominent line of trees are located along the site's eastern boundary separating it from a now raised rail spur. The location of the site would make any proposed residential development here generally suitable, particularly with it adjoining existing domestic properties to the south and west. However, no promotion of the site has been made by a site owner(s) to the Council confirming that it is not available for new housing development. This strongly indicates that residential development is unlikely to take place on the site within the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 11 |

## Site 305: Land off Trenton Drive

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land off Trenton Drive |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450300 |
| **Northing** | 333502 |
| **Existing use** | Football pitch & open space |
| **Surrounding land use(s)** | Residential, open land, pond, Golden Brook, Grange Park - Long Eaton United Football Club. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 77 |
| **Site area (hectares)** | 2.2ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 3b |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of a future application. Vehicular access between the site and Trenton Drive would need to be improved as part of any future development of the site to adequately serve a major housing scheme.  Consideration must be given to methods of mitigating the enhanced flood risk likely to arise as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  Site has been subject of previous planning applications (ERE/0118/0030) and permissions for non-housing schemes.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site consists of recreational uses connected to the adjacent Long Eaton United FC. Recent investment to the facilities at the site have broadened the usage of land for sporting and leisure activities with floodlighting now in place to enable evening usage. Due to the enhancement of sporting facilities, the site is not suitable to accommodate new housing as it is serving an important community use. The investment clearly reaffirms the permanence of the facililites and indicates that land is not available for residential development, in addition to the lack of promotion from the site owner(s). It is therefore extremely unlikely that the delivery of new housing will be achievable across the lifespan of this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 306: Land north of Lock Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north of Lock Lane |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 448439 |
| **Northing** | 331729 |
| **Existing use** | 9-hole golf course |
| **Surrounding land use(s)** | Railway, reservoir, canal, golf course, clubhouse and residential. |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 300 |
| **Site area (hectares)** | 17.1ha |
| **Density** | 17.54 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development. This is augmented by access issues posed by arrangements in place at the level crossing on Lock Lane which also demonstrate substantial difficulties in establishing safe highway conditions on the sole means of access and egress to the site.  The site itself directly adjoins the main urban area of Long Eaton (in Sawley) and development would extend the built environment in a south-easterly direction towards Trent Lock.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has previously been promoted. However, it has not been actively promoted during the Core Strategy Review raising issues over the site's availability.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA10. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to the main Nottingham built-up area means it is not considered to be sustainable. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development although access arrangements will continue to constrain acceptable highway conditions on approach/exit. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 300 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 308: Land south of 61 Devonshire Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of 61 Devonshire Avenue |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450414 |
| **Northing** | 333643 |
| **Existing use** | Area of light woodland with car park for adjacent fishing pond |
| **Surrounding land use(s)** | Residential, pond, amenity green space and Long Eaton United FC |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 35 |
| **Site area (hectares)** | 1ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 3b |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Vehicular access to the site from Devonshire Avenue would need enhancement as part of any future development of the site.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site adjoins residential development along Devonshire Avenue and Somerset Close. Access to the site is taken from a continuation of Devonshire Avenue, although this is via a gated access owing to the private status of land as it is owned by a local Angling Club. The site forms the land between existing housing and Grange Pond. It is mainly green and undeveloped with fairly extensive tree coverage between properties and the site. Sitting centrally is a small private car park for users of Grange Pond. Whilst the site is outside of Green Belt designation, it serves a purpose as the setting for an established leisure and recreational facility in the form of the fishing pond. As such, the use of the site for residential development would adversely affect the ability of Grange Pond to continue serving its current usage meaning housing is unsuitable at this location. Additionally, the absence of any promotion of the land by a site owner(s) demonstrates the site is not available and therefore residential development is extremely unlikely to be achievable during the course of time this SHLAA covers. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 323: Land to south & east of Mark Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to south & east of Mark Street |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 448027 |
| **Northing** | 336075 |
| **Existing use** | Logistics/warehouse facility |
| **Surrounding land use(s)** | Warehouse, offices, industrial, canal and elevated stretch of A52 road. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 85 |
| **Site area (hectares)** | 2.44ha |
| **Density** | 34.83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Access arrangements to Station Road would need to be altered by upgrading the classification of Mark Street from a private highway.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted. Site previously gained permission for B2 uses (ERE/1113/0034), although it is not thought the consent was implemented.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site contains employment facilities located at the southern end of Mark Street beyond a controlled access point. The two buildings within this site are both occupied and in a relatively modern condition demonstrating the strong contribution made to the localised economy. Given the wider employment setting around this site, any proposed redevelopment for residential would see homes isolated from nearby areas of housing and access would be taken through a busy employment zone. Relaxed access arrangements would also be necessary to enable unfettered vehicular and pedestrian access to homes. These amenity and policy-based factors make new residential development at this location currently unsuitable. Coupled with this is the lack of any promotion of site redevelopment made to the Council by the site owner(s) demonstrating that land is not available for new housing. Combined, the site specific factors help to clearly show that the delivery of housing at this site is not achievable within the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 327: South of Sawley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | South of Sawley |
| **Sub area** | Long Eaton |
| **Ward** | Sawley |
| **Parish** | Sawley |
| **Easting** | 447688 |
| **Northing** | 331326 |
| **Existing use** | Mainly arable farmland and flood defence |
| **Surrounding land use(s)** | Residential, River Trent, Trent Lock Golf Course & Sawley All Saints Church |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 525 |
| **Site area (hectares)** | 15ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA13 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the main urban area of Long Eaton (in Sawley) and would extend the settlement in a southerly direction towards the River Trent.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint, although the site extends into the functional flood zone at its southern-most point. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has been promoted during the Core Strategy review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA13. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 525 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 329: Land to the south of Cannock Way and Armitage Drive

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the south of Cannock Way and Armitage Drive |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450284 |
| **Northing** | 333249 |
| **Existing use** | Vacant land, self-seeded tree coverage |
| **Surrounding land use(s)** | Railway, Golden Brook, industrial estate and residential. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 246 |
| **Site area (hectares)** | 7.76ha |
| **Density** | 31.70 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  Vehicular access and egress to the site would need to be formed given the neighbouring Golden Brook and railway separates it from adjacent urban areas, although connection points to the highway network appear complicated.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  Air quality issues will be addressed with Environmental Health should a future application be forthcoming.  The site would need to be released from Green Belt to make residential development compliant with local and national planning policy. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Large area of land which is detached from surrounding residential and industrial areas as a result of a railway line and the Golden Brook. The site sees patchy, inconsistent tree and shrub coverage and appears to have self-seeded over a long period of time. Due to the severance from boundary features, formulating access to the site would be complex. Roads leading to the site (Cannock Way, Armitage Drive) are unsuitable to act as access to a development of such scale. In addition to the complexities around vehicular access, the site sits entirely within the Green Belt which makes most forms of new housing inappropriate development. Together, these issues clearly show the site is not suitable for new housing. No recent promotion of the land has been made to the Council by the site owner(s) so it is not clear whether the site is available for residential development. Without clear instructions, it must be concluded that the site is not available and due to the various constraints it is extremely unlikely that new housing will be delivered at this location across the period of time this SHLAA covers. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 330: Land to the west of Mark Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the west of Mark Street |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 448012 |
| **Northing** | 336159 |
| **Existing use** | Logistics and warehousing facilities |
| **Surrounding land use(s)** | Erewash Canal, retail showroom, residential, logistics and warehousing facilities |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 33 |
| **Site area (hectares)** | 0.95ha |
| **Density** | 34.73 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of a future application.  Vehicular access arrangements between the site and Station Road would need to be altered by upgrading the classification of Mark Street from that of a private highway.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted. Site previously formed part of consented retail scheme (ERE/1210/0005) which lapsed.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site contains employment facilities located west of Mark Street beyond a controlled access point. The building on site is occupied and parts of it have seen recent investment with enhancements to the exterior. It is in a reasonable condition and makes a contribution to the local economy. Given the wider employment setting around this site, any proposed redevelopment for residential would see homes isolated from nearby areas of housing and access would be taken through a busy employment zone. Relaxed access arrangements would also be necessary to enable unfettered vehicular and pedestrian access to homes. These amenity and policy-based factors make new residential development at this location currently unsuitable. Coupled with this is the lack of any promotion of site redevelopment made to the Council by the site owner(s) demonstrating that land is not available for new housing. Combined, the site specific factors help to clearly show that the delivery of housing at this site is not achievable within the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 331: Land to the west of Pasture Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the west of Pasture Lane |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450178 |
| **Northing** | 332611 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Residential, Brook, Pasture Lane ponds, Home Farm and ancillary buildings. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 100 |
| **Site area (hectares)** | 4.8ha |
| **Density** | 20.83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | Yes |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Vehicular access and egress to the site would need formulating and roads serving it (Pasture Lane) enhanced as part of any future development.  A buffer zone, in line with National Policy, needs to be in place either side of the pylons which travel across the site in a south-west to north-east direction. The land in the buffer zone remains undevelopable.  The site would need to be released from Green Belt to make any future residential development compliant with local and national planning policy. This would require a Green Belt review.  Whilst the site owner is known, there has been no recent submissions made to promote development at the site. The site owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Large enclosed field which infills space between the rears of properties along Owen Avenue and across to Pasture Lane. Notable for a electricity transfer line passing diagonally across the site and a pylon positioned centrally within the boundaries. The site benefits from flood alleviation by being on the northern (defended) side of flood defence banks which offer Long Eaton protection from the River Trent, although the only access to this part of the town comes from crossing a busy level crossing on the Nottingham-Derby rail line. More homes on the opposite side of the crossing would subject drivers to longer waits when gates are lowered. Whilst this land adjoins the inset area of Long Eaton, the site itself is wholly located within the Green Belt. This ensures that most types of housing are classed as inappropriate development and influences the conclusion that residential development at this location would be unsuitable. The site has previously been submitted to the Council for consideration as housing land, although this was several years ago. Currently, the Council are unaware of the land's owner(s) so cannot conclude that the site is available to support the delivery of new housing. Collectively, the factors above make it highly doubtful that new housing is achievable at this location across the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 333: Acton Road Industrial Estate

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Acton Road Industrial Estate |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449208 |
| **Northing** | 332572 |
| **Existing use** | Various industrial uses |
| **Surrounding land use(s)** | Residential and wider industrial estate |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 550 |
| **Site area (hectares)** | 15.7ha |
| **Density** | 35.03 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The benefit of housing on this site must be weighed up against the competing land uses on the site before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Now forming part of a proposed employment safeguarding policy in the Core Strategy Review in recognition of the wider Industrial Estate's contribution to the economy in the south of the Borough.  No expectations that residential development at this location will now be policy-compliant. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 335: Meadowbrooks Business Park, Meadow Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Meadowbrooks Business Park, Meadow Lane |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449831 |
| **Northing** | 332931 |
| **Existing use** | Industrial and business uses |
| **Surrounding land use(s)** | Railway, high-level railway, vacant land, wildlife site and industrial premises |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 133 |
| **Site area (hectares)** | 3.8ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of a future application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  Air quality issues will be addressed with Environmental Health should an application be forthcoming due to adjacent industrial uses.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A sizeable industrial estate located south-east of Long Eaton, Meadowbrooks accommodates a diverse range of employment operations across the many units and premises on site. Much of the site is occupied by archetypal industrial units which appear to be aging and in need of some modernisation. However, despite the quality of the industrial stock, occupancy levels are strong showing the demand for such facilities in the south of the Borough. The wider environment in this area of Long Eaton is largely industrial with many of the operations benefitting from being distant to established residential areas. Coupled with the adjacent railway lines, the introduction of housing at this location would create an isolated community still surrounded by remaining industrial premises. For reasons of amenity, it is not considered suitable to locate new housing at the site. No promotion of the site for a non-employment (i.e. residential) use has been made to the Council, helping to confirm that the site is not available for redevelopment. The factors highlighted here demonstrate the unlikeliness of housing delivery being achievable during the course of the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 336: Part of Sheetstores Industrial Estate

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Part of Sheetstores Industrial Estate |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 448753 |
| **Northing** | 332066 |
| **Existing use** | Industrial and general employment |
| **Surrounding land use(s)** | Railway, industrial and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 30 |
| **Site area (hectares)** | 1.1ha |
| **Density** | 27.27 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | Mixed |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Air quality issues will be addressed with EBC Environmental Health should a future application be forthcoming given neighbouring industrial operations.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  Access would need to be improved as part of the development of the site with only a narrow drive linking the site to Bosworth Way.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Any planning application must sympathetically consider the surrounding historical environment and individual heritage assets with buildings on-site forming part of the Local Interest register.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Part of a slightly larger industrial estate which is accessed at the end of The Spring. The site sees a number of notable c19th buildings clustered around a canal basin with the entirety of the site contained within the Sheetstores Conservation Area. A diverse range of employment operations are accommodated at premises across the site with occupancy at a healthy level demonstrating demand for facilities. The site, whilst adjoining residential development which is located to its east and north-east, is comparatively isolated and enjoys a private setting as shown via how it is accessed by road. These factors indicate that the site is unsuitable for new housing with the premises here making a clear contribution to the local economy. No promotion of the site for alternative uses has been made to the Council, demonstrating that there is no current desire to see the site developed for anything other than employment usage. Taken together, the commentary indicates that the delivery of new housing at this location is not achievable across the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 338: Private car park at the end of Acton Street

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Private car park at the end of Acton Street |
| **Sub area** | Long Eaton |
| **Ward** | Long Eaton Central |
| **Parish** | Unparished |
| **Easting** | 449370 |
| **Northing** | 332752 |
| **Existing use** | Car park serving industrial facilities |
| **Surrounding land use(s)** | Industrial |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.25ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | Yes |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of any future application.  The access road (Acton Street) serving the site would require enhancement in the event of future development.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Air quality issues will be addressed with Environmental Health should an application be forthcoming due to the neighbouring industrial uses.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Now forming part of a proposed employment safeguarding policy in the Core Strategy Review in recognition of the wider Industrial Estate's contribution to the economy in the south of the Borough. No expectations that residential development at this location will now be policy-compliant. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 341: Former railway land at the end of Worrall Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former railway land at the end of Worrall Avenue |
| **Sub area** | Long Eaton |
| **Ward** | Derby Road East |
| **Parish** | Unparished |
| **Easting** | 449077 |
| **Northing** | 334289 |
| **Existing use** | Vacant land |
| **Surrounding land use(s)** | Railway, supermarket, River Erewash, Toton Sidings and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 44 |
| **Site area (hectares)** | 1.25ha |
| **Density** | 35.2 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.  Some or all of the site falls within HS2’s Safeguarding Zone. Whilst this remains in place, recent announcements by Government indicate HS2 terminating at East Midlands Parkway which would free blighted sites and allow for their redevelopment. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site formerly accommodated local railway lines before these were lifted several decades ago. Since then, the land has rewilded itself and it notable for its dense pockets of tree and shrub coverage. Former railway lines were elevated on embankments that are still evident today, so despite the site directly adjoining long-established residential development located immediately west (on Olive Avenue and Worrall Avenue), the topography of the land across the site would pose a sizeable engineering challenge to reprofile to the extent that it could accommodate new housing. This would involve a need for significant extraction of ground materials to remove raised embankments. These factors indicate that the site is unsuitable to accommodate new housing, and would be better served contributing to the informal ecological networks resulting from the tree and shrub growth across the land. The site also remains part of the official safeguarding zone required to facilitate the construction of the eastern leg of HS2 - although recent changes to the planned scheme may see land removed from this area of designation. No promotion of this site has been made to the Council suggesting the current site owner(s) is not interested in delivering new housing at this location. So the main |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 345: Stadium Industrial Park, off Station Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Stadium Industrial Park, off Station Road |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 449637 |
| **Northing** | 333857 |
| **Existing use** | Derelict, cleared former industrial site |
| **Surrounding land use(s)** | Residential, railway and light industrial uses |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 54 |
| **Site area (hectares)** | 1.71ha |
| **Density** | 31.57 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1018/0038 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 2 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Despite outline permission being granted for 54 residential units (ERE/1013/0022) in 2013, the site owner has instead sought permission for non-residential uses. ERE/1018/0038 proposed the construction of a Lidl and a Wickes and this was refused by EBC, but allowed at appeal. With the site owner clearly committed to a non-residential development at this location, the constraints to delivering housing are too onerous to see housing development occur. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As discussed under 'constraints', the site owners active preference for delivering retail development at this location as opposed to new housing results in an assessment of the site being non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 355: Land west of Toton Sidings

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of Toton Sidings |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 448239 |
| **Northing** | 335635 |
| **Existing use** | Paddocks |
| **Surrounding land use(s)** | Railway sidings, industrial premises, Sandiacre Lock, canal and residential |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 50 |
| **Site area (hectares)** | 6.07ha |
| **Density** | 8.23 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 3b |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  A number of heritage assets (listed buildings) and wider areas of conservation are directly impacted by this site. In particular, several buildings at Sandiacre Lock are listed whilst the site itself forms a significant element of Sandiacre Lock Conservation Area.  Three local wildlife sites are impacted by this site. ER161 (Toton Grassland), ER166 (Lock Lane Scrub) and ER215 (Erewash Canal) are either on or directly adjacent to the identified site.  Much of the site forms part of the functional flood plain (Flood Zone 3b) where a strong presumption against most forms of development exist.  Air quality issues will be addressed with Environmental Health in the event of any future planning application. The site adjoins the busy section of A52 Brian Clough Way so there is a likelihood of poor air quality which is also worsened by the industrial operations adjacent to the site at Toton Sidings.  Suggested access continues the road from Mark Street under the A52. However, the section of highway needed to gain access to this site is private and subject to barrier security. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site forms a narrow section of land between the current development extent of Sandiacre and the various industrial and rail-orientated operations occurring at Toton Sidings. More specifically, the site sits between the River Erewash and Erewash Canal. The site is designated Green Belt and plays a key role in maintaining a small band of open land separating the Long Eaton/Sandiacre urban area from the sprawling industrial operations at the neighbouring Sidings. As such, its potential loss would all but lose any openness between the Borough and urbanised areas in the adjacent Broxtowe Borough. This would be unacceptable to the Council and heavily influences a conclusion which determines that the site is unsuitable to accommodate residential development. Other factors which contribute to this are the lessening of distance between residential properties and the Toton Sidings site itself. Bringing households closer to the railway works is likely to result in a sub-standard quality of life and level of general amenity for occupants. Another aspect of the site's unsuitability is the large proportion of land which sits within the functional flood plain. Land between the River and Canal has often flooded historically, and national and local planning policy strictly limits new development in such areas to water compatible uses of which housing is excluded. Vehicular access to the site is also problematic, with the site promoter indicating that access would be as a southern continuation of Mark Street - under the A52 and into this site. However, the southern section of Mark Street is subject to gated access which would have to be removed to allow vehicles to freely interract with the site. Once under the A52, any access would have to span local wildlife site ER161: Lock Lane Scrub, prompting fears of adverse effects on the recognised habitat. Whilst the Council acknowledge the site's availability - as confirmed by the site promoter, the sizeable number of constraints highlighted here demonstrate that the likelihood of new housing delivery being achievable at this site is extremely low. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 50 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 358: St Leonards Riding School, Nottingham Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | St Leonards Riding School, Nottingham Road |
| **Sub area** | Long Eaton |
| **Ward** | Nottingham Road |
| **Parish** | Unparished |
| **Easting** | 450542 |
| **Northing** | 334005 |
| **Existing use** | Stables and horse riding area |
| **Surrounding land use(s)** | Residential, retail park and water sewage facility |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 200 |
| **Site area (hectares)** | 26.85ha |
| **Density** | 7.4 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 3b |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  An extensive amount of land across the site is subject to heightened flood risk by virtue of it being within the functional flood plain (Flood Zone 3b). |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This is a sizeable area of land located between the current extent of development in Long Eaton and housing development, Chilwell Retail Park and a water sewage plant in neighbouring Broxtowe Borough. Promoted through a recent call for sites exercise, the land is available for housing development. However, two significant policy constraints mean that the site is not considered suitable for development. The first of these relates to the site forming a significant gap in the openness of designated Green Belt between Long Eaton and Chilwell. Development at this location would remove the current openness and contribute towards the unacceptable coalesence of two urban areas. Additionally, most of the site is covered by an area of flood risk which indicates it forms part of the functional flood plain. Both national and local planning policy are strict on ensuring such areas remain open and free of development in order to allow flood waters to naturally drain away. Accommodating housing development in such heightened areas of flood risk is contrary to planning policy. Despite the land being promoted to the Council as available for housing, the factors mentioned mean residential development at this location is not achievable across the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 200 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 368: Land off Larch Drive, Cloudside

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land off Larch Drive, Cloudside |
| **Sub area** | Long Eaton |
| **Ward** | Sandiacre |
| **Parish** | Sandiacre |
| **Easting** | 447391 |
| **Northing** | 337458 |
| **Existing use** | Farm and agricultural land |
| **Surrounding land use(s)** | M1 motorway, residential and woodland |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 182 |
| **Site area (hectares)** | 5.2ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  A heritage asset in the form of the Cloudside Conservation Area directly adjoins this site which runs eastwards and northwards beyond its boundaries. Any future development would be required to preserve and protect the character of an identified area of heritage.  Site incorporates part of the wider Stoney Clouds Local Nature Reserve and Local Wildlife Site (ER054) requiring care to be taken if future development occurs in order to maintain the condition of habitat and presence of species recorded as being present.  Air quality issues will need to be addressed with Environmental Health in the event of any future planning application. Whilst no AQMA affects the site, the land adjoins the M1 north of Junction 25 where queuing southbound traffic is common.  Suggested access is proposed to involve a continuation of Larch Drive. However, this road itself is a short, residential highway which links to Cloudside Road. It would struggle to act as a main access for 183 homes given its limited specification and would pose a danger to roadusers and pedestrians with the significant increase of journeys along Larch Drive. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt between the existing development limits of Sandiacre and the M1 motorway makes land unsuitable for housing development in line with guidance within the NPPF on appropriate development in designated Green Belt. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 182 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |